



WALNUT CREEK

PERMITTED
OUTDOOR
DINING
STRUCTURES

DESIGN GUIDELINES



CITY OF
WALNUT
CREEK



Sidell Pakravan
Architects



TIPPING
STRUCTURAL ENGINEERS

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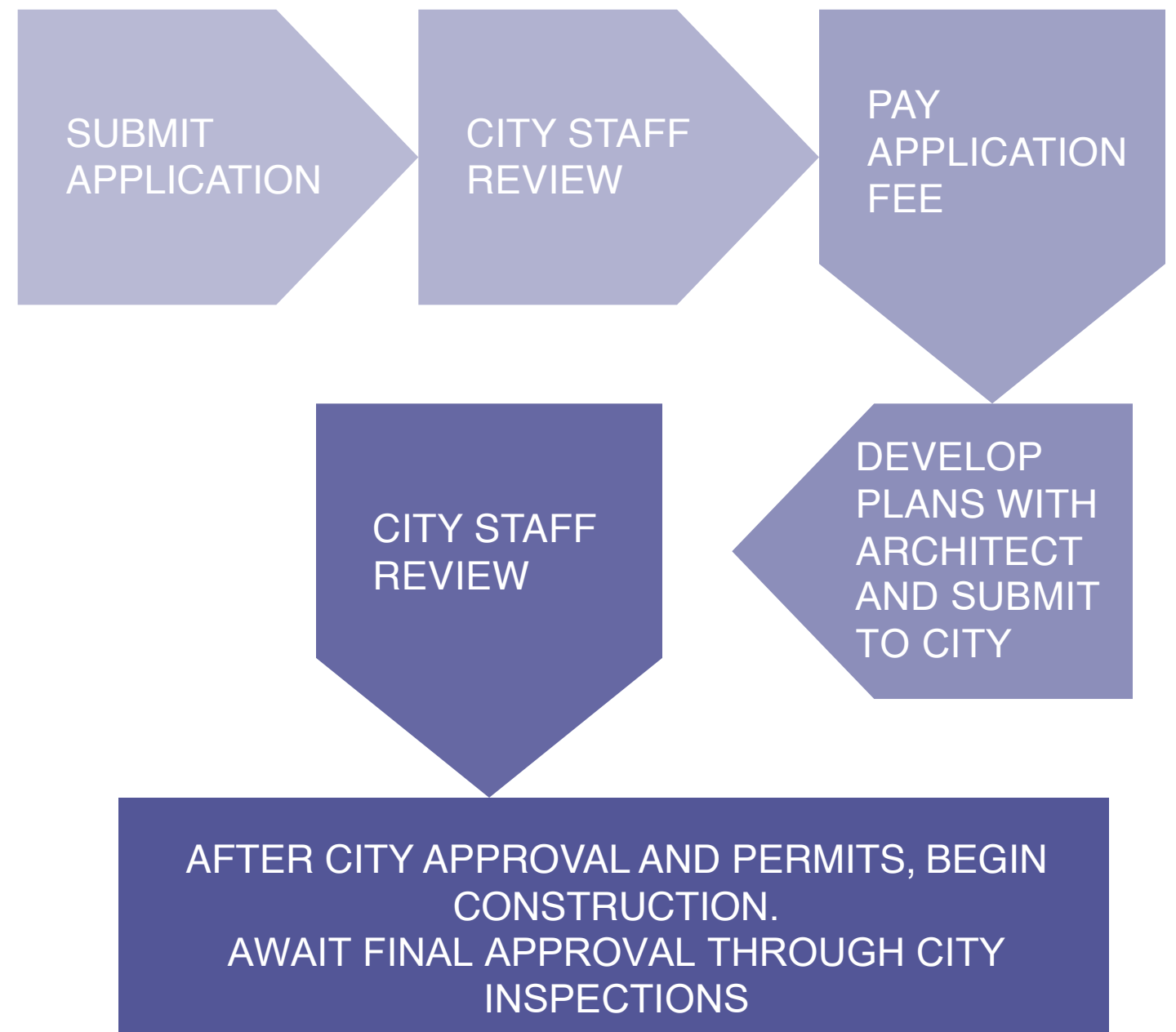


OVERVIEW

The goal of this design guide is to assist you in making preliminary design decisions as you prepare to apply for the Permitted Outdoor Dining Structures (PODS) program at the City of Walnut Creek.

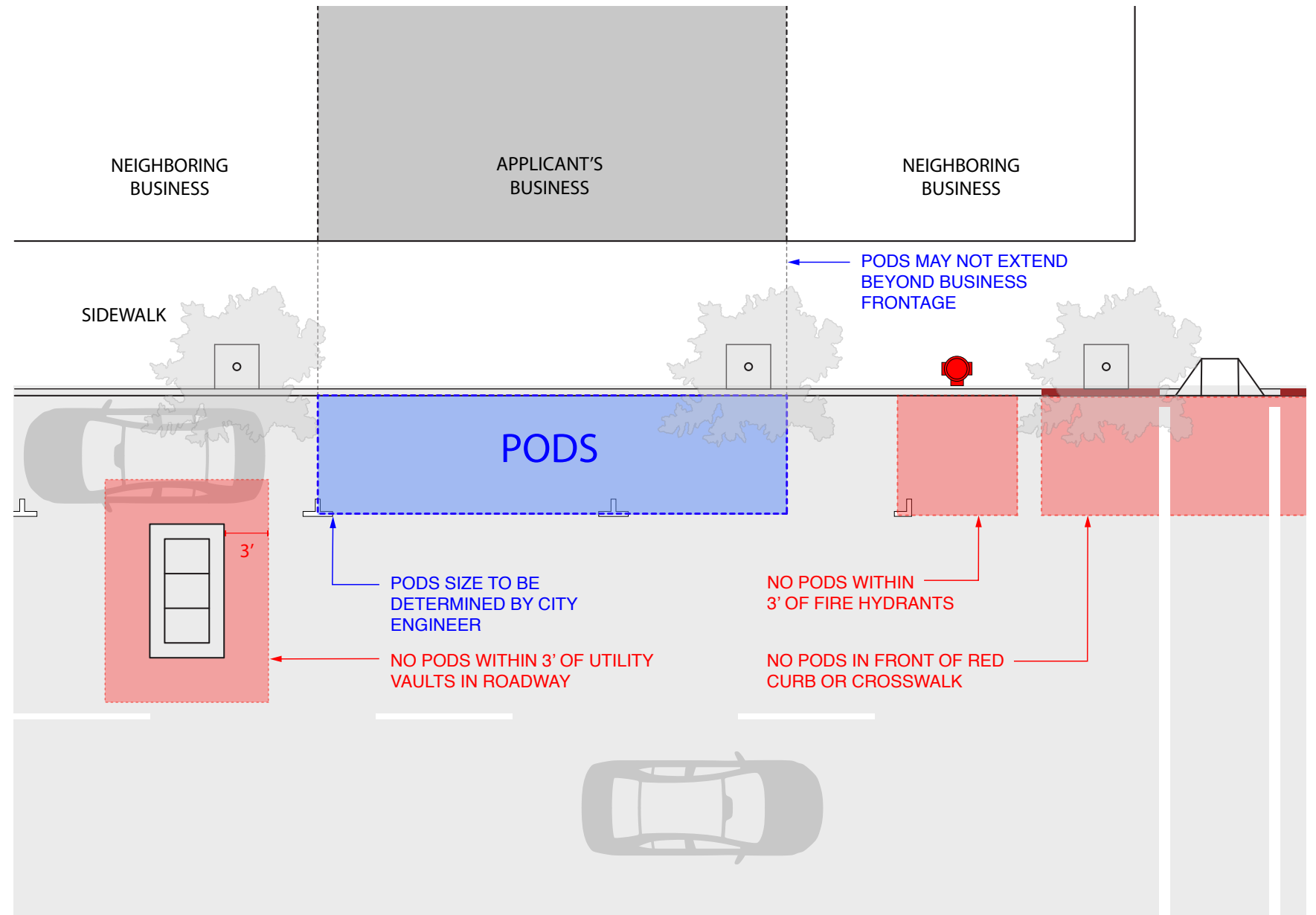
Mix & Match options are provided in this guide to help you create a PODS design suitable to your business' aesthetic. After determining the correct PODS size based on the linear frontage of your business, you can complete the Outdoor Dining Program application to start the official process.

After the signed form has been uploaded, Walnut Creek City Staff will review the application and contact you to perform a site visit. The PODS architect or an architect of your choice will help you customize your PODS and submit drawings for the city to review.



DETERMINE PODS SIZE

The size of the PODS is determined by the length of the applicant's business frontage and the number of parking spaces available in front of the business. Each PODS may occupy one or more parking spaces in their full depth, but the length of the PODS may not exceed business frontage.

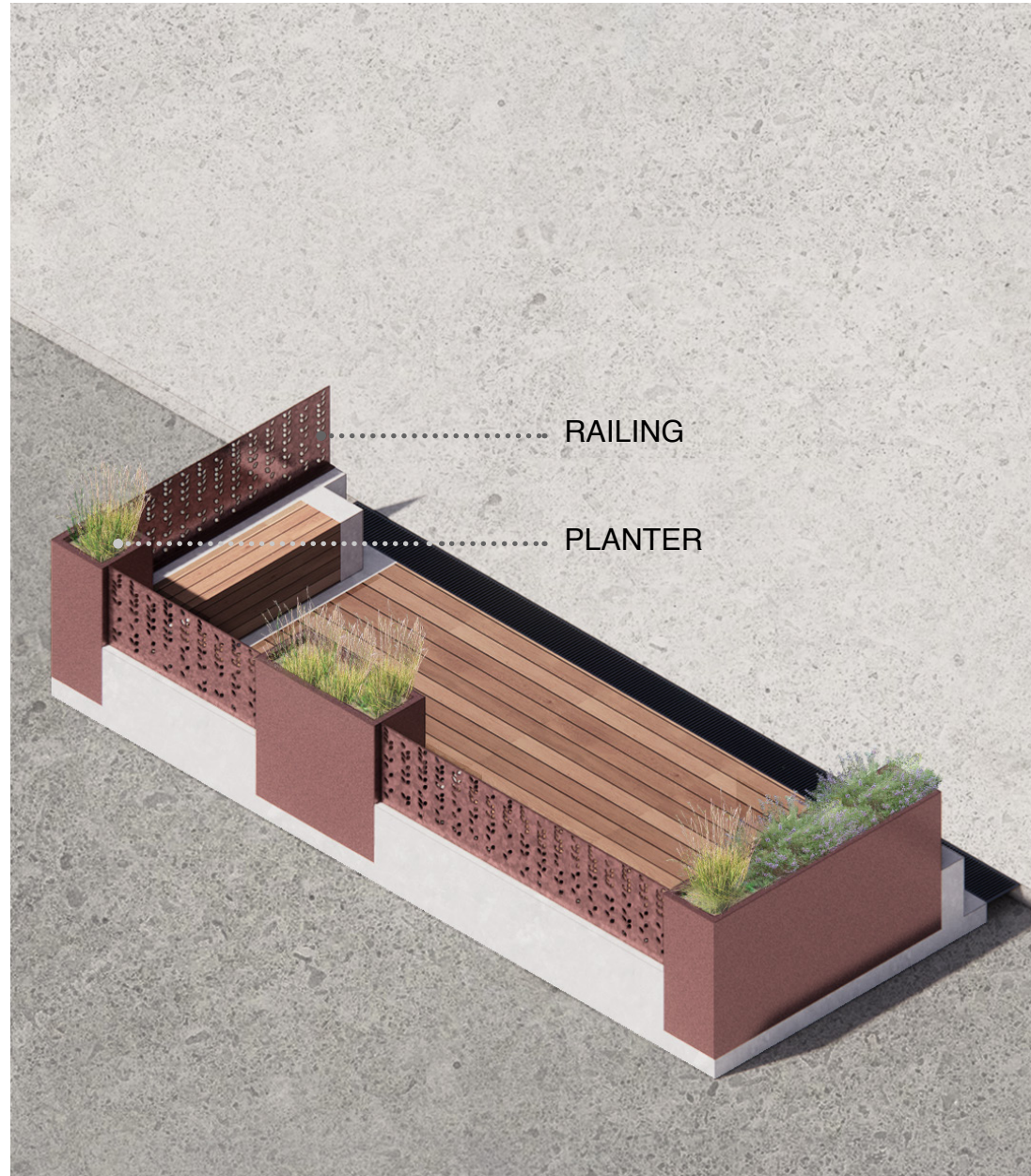


PODS MIX & MATCH DESIGN OPTIONS

Individual PODS design is determined by selecting design options among four categories— 1) railing material, 2) railing pattern, 3) color, 4) and roof options. While the provided options are pre-selected by the City of Walnut Creek for regulation and uniformity purposes, individual restaurants can configure their PODS through the Mix & Match options, according to their preferences.

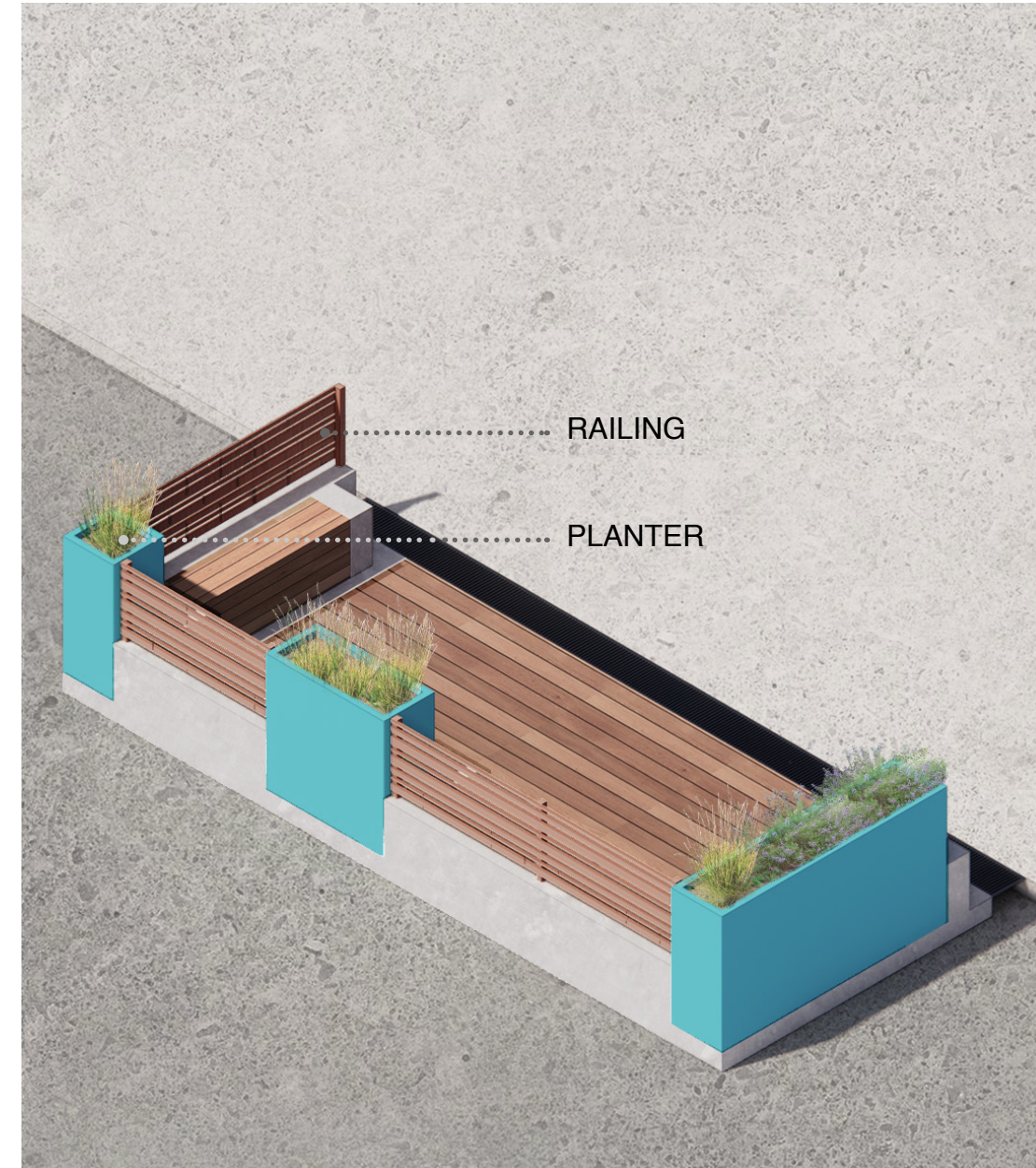


1. CHOOSE RAILING MATERIAL



A. METAL

If you choose metal please see the following pages for color and pattern options.



B. WOOD

Wood railing has only one pattern option. The wood is to be natural redwood, detail provided in the Addendum attached.

NOTE: RENDERINGS ARE FOR VISUAL REFERENCE ONLY. FINAL DESIGN IS BASED ON PLAN AND SECTION DRAWINGS.

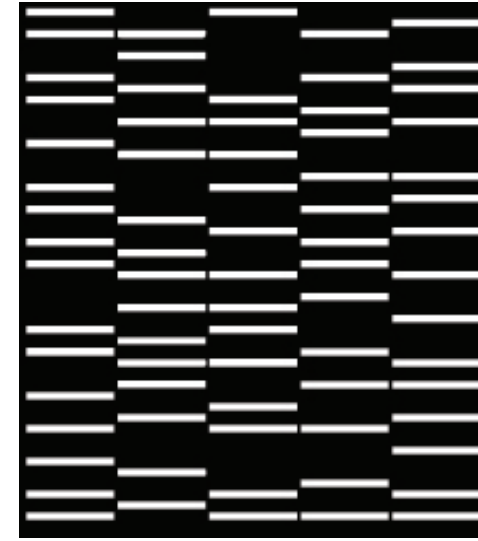
2. CHOOSE RAILING PATTERN (METAL)



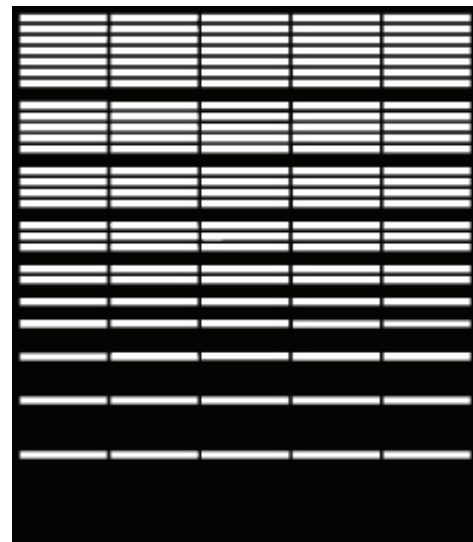
A. WALNUT LEAF 1



B. WALNUT LEAF 2



C. HORIZONTAL STRIPE 1



D. HORIZONTAL STRIPE 2



E. OAK LEAF 1



F. OAK LEAF 2

3. CHOOSE COLOR (METAL)



A. WEATHERING
STEEL



B. FLAME RED



C. GOLD

*Please note
that planters can
only be in metal
and cannot be in
wood.



D. BLACK



E. CHARCOAL



F. TANGERINE



G. NAVY

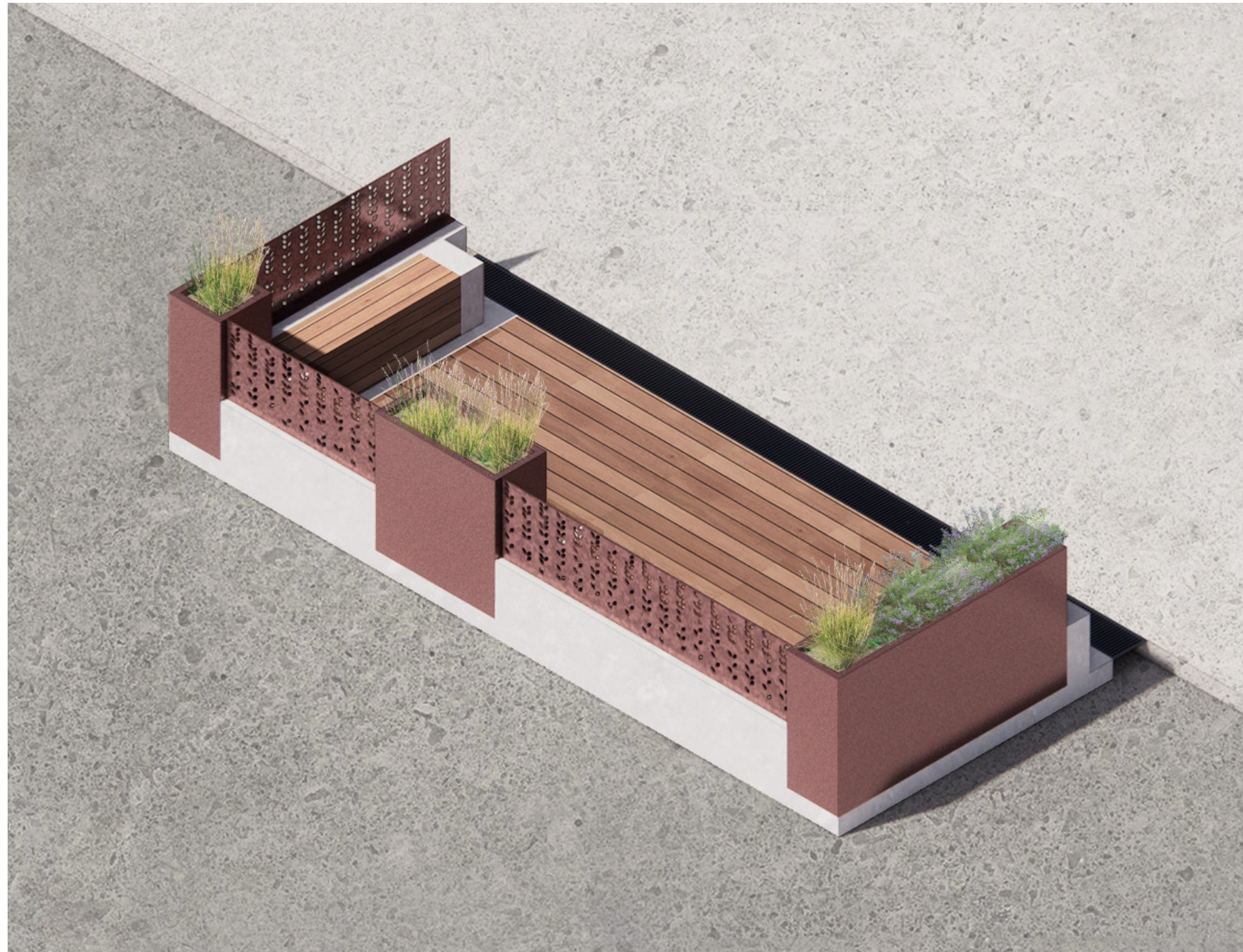


H. DARK
TURQUOISE

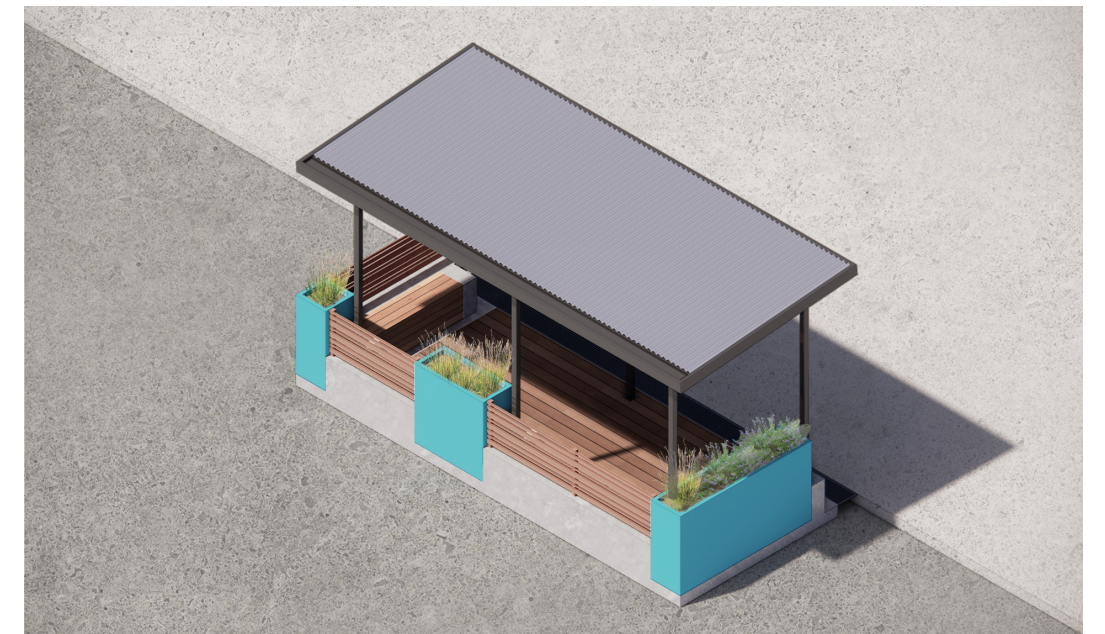


I. LIGHT
TURQUOISE

4. ROOF OPTION



A. WITHOUT ROOF



B1. WITH ROOF—CORRUGATED STEEL



B2. WITH ROOF—TRELLIS

EXAMPLE 1—WEATHERING STEEL RAILING AND PLANTER



EXAMPLE 2—WOOD RAILING WITH LIGHT TURQUOISE PLANTER



EXAMPLE 3—WOOD RAILING & FLAME RED PLANTER WITHOUT ROOF



FAQ

Q Can I use my own PODS design?

A Yes, through the Custom design option. PODS using a custom design will need to submit the standard application with review by City staff and the Design Review Commission. The Mix & Match options are provided as pre-approved and with a streamlined application process.

Q Is perimeter bench seating required?

A Applicants may use their own furniture and choose how much perimeter bench seating they wish to have in their PODS. However, certain road conditions (e.g., steep road crown) may limit the seating arrangement and require bench seating at the perimeter.

Q Can I have a roof on my PODS?

A A roof is allowed only if there is no roof on an existing outdoor dining patio. Only one roof is permitted per outdoor dining space.

Q Can I use umbrellas in my PODS if I have no roof?

A Yes, only non-tilting umbrellas are allowed to maximize visibility along the streetscape and to neighboring businesses.

Q Are drapes or blinds allowed in the PODS?

A No. Again, to maximize visibility along the streetscape and to neighboring businesses, no drapes, curtains, blinds or any other visual obstruction is allowed.

Q Do I need to have planters?

A Planters are required for all PODS. PODS must have planters at corners and have a minimum total length per structural engineer's specifications.

Q Can I have heaters in the PODS?

A PODS may have propane heaters as long as your business provides proper storage of propane tanks. Heaters must be installed per manufacturer guide. Please note that most propane heaters recommend 36" clearance (or other manufacturer's recommendation) on the side and above from any combustible materials. No electric heaters will be allowed for PODS.

Q Can I have lighting in my PODS?

A Yes, only LED lights drawn from the existing street lights will be allowed. Solar panel may be added as an option.

Q Who is responsible for maintenance in the PODS?

A The business owner is responsible for maintaining a clean PODS space, free from leaf litter, trash and debris. Additionally the PODS structure must be maintained with plants and the structure kept in good condition.